REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar

Exe. Case No. 20/2023

RERA/CC/1198/2021

Viresh Nath ……Complainant/ Executant

Vs

M/s Narayan Realtech Pvt. Ltd. …..Respondent

Project: Vishnu Deo Palace

Present: For Complainant: Mr. Punit Kumar, Advocate
For Respondent: None

14/08/2026 **PROCEEDING**

Hearing taken up. Mr. Punit Kumar, learned counsel for the complainant/ executant is present. The respondent is absent as usual.

Learned counsel for the complainant/ executant submits that the complainant had paid Rs.20.00 lakh out of a total consideration amount of Rs.25.00 lakh but later the respondent on his own had refunded Rs.3.00 lakh and now only Rs.17.00 lakh is there in the account of the respondent pertaining to payment made by the complainant. He further submits that the complainant is ready to make payment of the entire amount but the respondent has preferred to disobey the order of the Authority by not handing over the possession of the flat till date and he has not even raised a demand note to the complainant for payment of the remaining amount. When enquired about the status of the project/ flat, learned counsel for the complainant submits that he is not aware of the fact whether Flat No.202 booked by him has been sold to any other person or not. He, however, submits that earlier through the court of S.P.O. where the case was being heard, a verification had been conducted and it was found that the flat is vacant.

The Bench observes that no record is there on the file to prove the fact that the flat has not been sold to any other person or that no third party interest has been created.

The Bench during the hearing held on 10.07.2026 had specifically directed the complainant to contact the office of the Sub Registrar concerned and get a certificate from the said office certifying the fact whether any third party right has been created in Flat No.202 or not but the same has not been complied with. The complainant is further directed to furnish the Bank account statement of the respondent apart from complying its earlier order so that the Bench takes further action against the respondent for non-compliance of the order of the Authority.

Put up this case on 16.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar